113.0	0005	0002.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	596,300 /	596,300
					USE VALUE:	596,300 /	596,300
					ASSESSED:	596,300 /	596,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
130		SUNSET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DAVIN JOSEPH J & MINDY
Owner 2:	
Owner 3:	
Street 1:	130 SUNSET ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,050 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 1280 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4050.000	217,200		379,100	596,300
Total Card	0.093	217,200		379,100	596,300
Total Parcel	0.093	217,200		379,100	596,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 465.86 | /Parcel: 465.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	72432
GIS Ref	
GIS Ref	
Insp Date	11/12/18

!8798!

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	217,300	0	4,050.	379,100	596,400	596,400	Year End Roll	12/18/2019
2019	101	FV	192,700	0	4,050.	373,600	566,300	566,300	Year End Roll	1/3/2019
2018	101	FV	192,700	0	4,050.	287,000	479,700	479,700	Year End Roll	12/20/2017
2017	101	FV	192,700	0	4,050.	270,800	463,500	463,500	Year End Roll	1/3/2017
2016	101	FV	192,700	0	4,050.	249,100	441,800	441,800	Year End	1/4/2016
2015	101	FV	182,100	0	4,050.	232,800	414,900	414,900	Year End Roll	12/11/2014
2014	101	FV	182,100	0	4,050.	214,400	396,500	396,500	Year End Roll	12/16/2013
2013	101	FV	182,100	0	4,050.	214,400	396,500	396,500		12/13/2012

PRINT

Date	Time
12/10/20	23:20:32

LAST REV

Date	Time
09/04/19	09:41:58
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8798

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21324-44		7/1/1991		168,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	HS	Hanne S
3/4/2009	Measured	189	PATRIOT
2/8/2000	Meas/Inspect	263	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	72432
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4050		Sq. Ft.	Site		0	70.	1.34	6									379,051						379,100	

Total AC/HA: 0.09298 | Total SF/SM: 4050 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 379,051 | Spl Credit | Total: 379,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	165.375
Other Features:	62950
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	314763
Depreciation:	97577
Depreciated Total:	217187

COMMENTS

BMT GAR NON FUNC. DUE TO GRADE PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

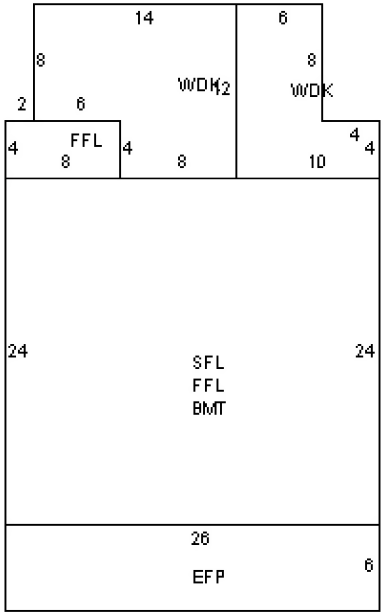
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	165.38
Special Features:	0	Val/Su Net:	94.76
Final Total:	217200	Val/Su SzAd	169.69

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	656	165.380	108,486
BMT	Basement	624	49.610	30,958
SFL	Second Floor	624	165.380	103,194
WDK	Deck	232	10.100	2,344
EFP	Enclos Porch	156	43.780	6,830

Net Sketched Area:	2,292	Total:	251,812
Size Ad	1280	Gross Are	2292	FinArea	1280
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

113.0-0005-0002.0

IMAGE

AssessPro Patriot Properties, Inc